005.0	0001	0014.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	909,500 /	909,500
					USE VALUE:	909,500 /	909,500
					ASSESSED:	909,500 /	909,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62	-64	BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AVAKIAN LEO
Owner 2:	
Owner 3:	
Street 1:	64 BROOKS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AVAKIAN LEO TR -
Owner 2:	TR OF AVAKIAN FAMILY TR -
Street 1:	64 BROOKS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,239 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2353 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6239.000	423,800		485,700	909,500
Total Card	0.143	423,800		485,700	909,500
Total Parcel	0.143	423,800		485,700	909,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.53 | /Parcel: 386.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 4729
GIS Ref
GIS Ref
Insp Date 11/04/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 005.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	423,900	0	6,239.	485,700	909,600	909,600	Year End Roll	12/18/2019
2019	104	FV	328,400	0	6,239.	516,100	844,500	844,500	Year End Roll	1/3/2019
2018	104	FV	247,000	0	6,239.	376,400	623,400	623,400	Year End Roll	12/20/2017
2017	104	FV	231,100	0	6,239.	327,900	559,000	559,000	Year End Roll	1/3/2017
2016	104	FV	231,100	0	6,239.	279,300	510,400	510,400	Year End	1/4/2016
2015	104	FV	204,900	0	6,239.	273,200	478,100	478,100	Year End Roll	12/11/2014
2014	104	FV	204,900	0	6,239.	224,700	429,600	429,600	Year End Roll	12/16/2013
2013	104	FV	213,500	0	6,239.	213,700	427,200	427,200		12/13/2012

!503!

PRINT

Date	Time
12/10/20	16:17:04

LAST REV

Date	Time
01/24/18	14:21:12

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 503

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AVAKIAN LEO TR	32249-592		1/18/2001	Family	1	No	No		
	15446-9		2/1/1984		1	No	No		F

USER DEFINED

Prior Id # 1:	4729
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/3/2010	142	Re-Roof	7,400					
3/12/2009	137	Renovate	11,550					
3/12/2009	138	Renovate	11,550					

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	HS	Hanne S
4/30/2009	Measured	372	PATRIOT
11/9/2000	Hearing Chag	201	PATRIOT
9/20/1999	Meas/Inspect	197	PATRIOT
8/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6239		Sq. Ft.	Site		0	80.	0.97	1									485,739						485,700	

Total AC/HA: 0.14323 | Total SF/SM: 6239 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 485,739 | Spl Credit | Total: 485,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:		0.0	%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09623885
Const Adj.:	0.98696071
Adj $ / SQ:	183.931
Other Features:	88500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	614158
Depreciation:	190389
Depreciated Total:	423769

COMMENTS

PERMIT IN WINDOW 4/09 FOR INT REMODEL.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10			BRs: 4				Baths: 2		HB		

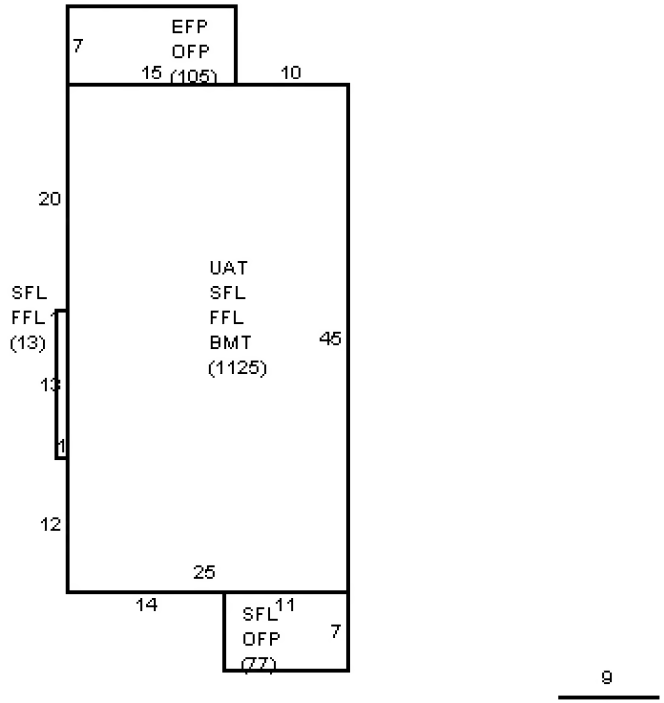
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,215	183.930	223,476
FFL	First Floor	1,138	183.930	209,313
BMT	Basement	1,125	55.180	62,077
UAT	Upper Attic	281	73.570	20,692
OFP	Open Porch	182	25.230	4,592
EFP	Enclos Porch	105	52.460	5,508
	Net Sketched Area:	4,046	Total:	525,658
Size Ad	2353	Gross Are	4890	FinArea 2353

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	183.93
Special Features:	0	Val/Su Net:	104.75
Final Total:	423800	Val/Su SzAd	180.11

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: